

Revitalizing Connecticut's Brownfields

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Transit-Oriented Development



Connecticut
still revolutionary

Table of Contents

- I. The Brownfield Imperative
- II. The Office of Brownfield Remediation and Development (OBRD)
- III. OBRD Programs and Funding Opportunities
- IV. Spring/Summer 2014 Funding Round
- V. Q&A / Discussion

The Brownfield Imperative

The Challenge

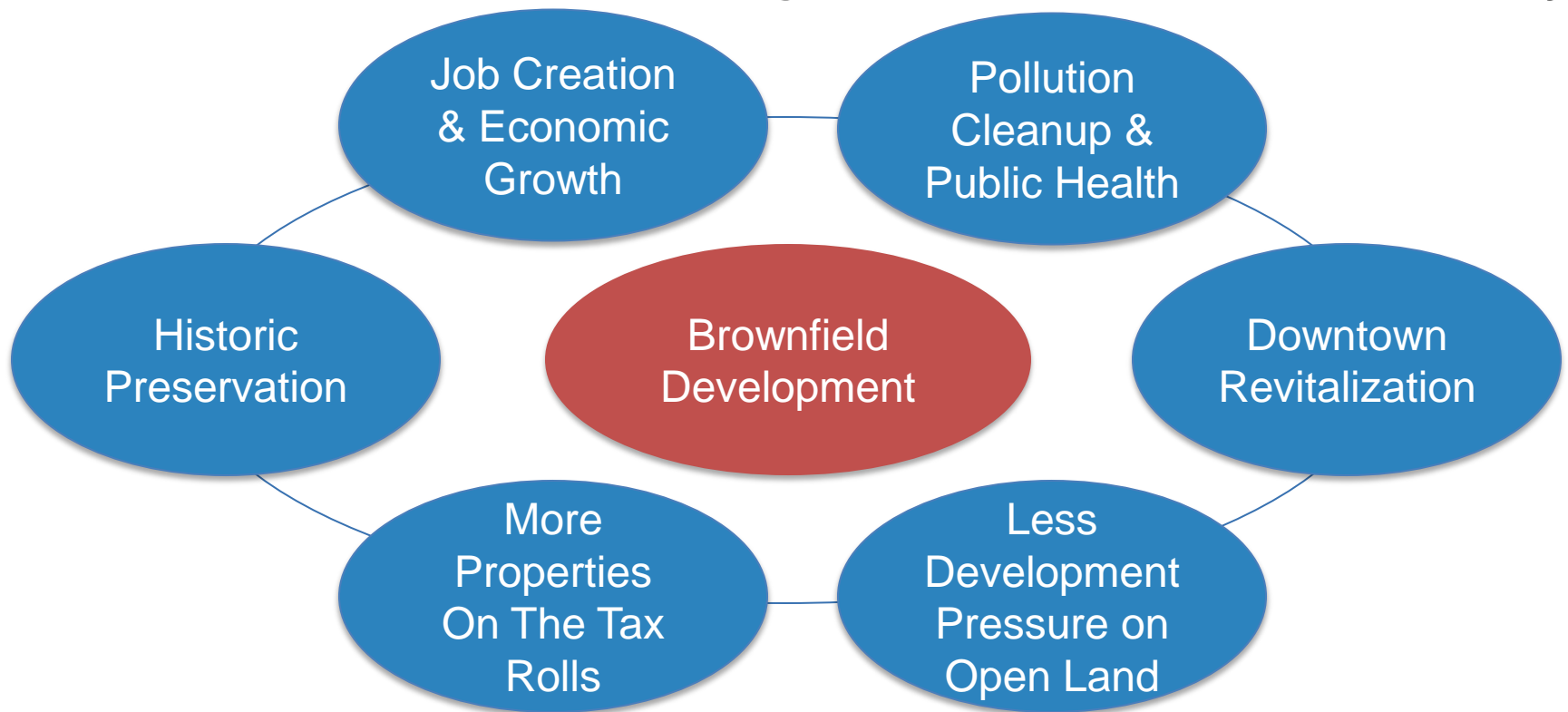
Connecticut's – and America's – economy is in constant transition, and our built environment must adapt as well

- The development of factories and mills drove the creation and growth of Connecticut's cities and towns
- Many of these facilities operated before modern environmental laws existed, leaving behind significant contamination and hazardous waste
- In many cases, properties have been left abandoned for decades, and the original polluter is long, long gone
- There are hundreds – if not thousands – of abandoned or underutilized properties languishing in nearly every city and town in Connecticut

These Sites are Market Failures Requiring Public Investment to Be Resolved

Why Brownfield Development?

“Cleaning up Connecticut brownfields is an important component of our economic development agenda.” – Gov. Dannel P. Malloy



The Office of Brownfield Remediation and Development (OBRD)

The Connecticut Office of Brownfield Remediation and Development (OBRD)

CGS Ch. 588gg established OBRD as a one-stop resource for brownfield development in Connecticut

- Who we are: economic development professionals, environmental analysts, engineers and construction specialists

Financial
Assistance

Technical
Assistance
and
Project
Management

Permitting
Assistance and
Inter-Agency
Coordination

OBRD: We Are in the Solutions Business

About OBRD

- The Mission of the Connecticut Office of Brownfield Remediation and Development is to return brownfield sites across the state to productive re-use, including residential, industrial, commercial, retail, mixed-use and open space uses
- OBRD can assist nearly every participant in a potential redevelopment project – *except the Responsible Party*
- OBRD strives to provide the highest standards of customer service and responsiveness
 - “Government at the speed of Business”
- Since 2006, OBRD has invested \$50m of State resources in 60+ projects
 - Private partners have contributed \$4.28 for every State dollar

OBRD: One-Stop Coordination Resource

No two brownfield projects are the same

Private Sector Partners

Developer

End User

Lenders

Tax Credit
Investors

Counsel

LEP

Federal Partners

EPA

HUD

Local Partners

City /
Town

COG

State Partners

DECD

DEEP

SHPO

CHFA

DOH

OPM

Success Stories: Two Roads Brewery, Stratford



Success Stories: Two Roads Brewery, Stratford

\$500K OBRD Grant; \$20m+ total private investment



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Success Stories: Harbor Point, Stamford



Success Stories: Harbor Point, Stamford



Success Stories: Harbor Point, Stamford

\$9.5m of OBRD loans/grants; \$3.5B of private investment



Success Stories: Hockanum Mill, Rockville



Success Stories: Hockanum Mill, Rockville

\$2m OBRD loan; \$1.7m private investment



April 2014: \$3.8m Assessment Grants

Governor Malloy announced awards of municipal assessment grants to 22 communities across the state



OBRD Programs and Funding Opportunities

Brownfields 101: What is a Brownfield?

Under Connecticut statute, a Brownfield is:

- “Any abandoned or underutilized site...
- ...where redevelopment, reuse or expansion has not occurred due to the presence – *or potential presence* – of pollution...
- ...in the buildings, soil or groundwater...
- ...that requires investigation or remediation before or in conjunction with the redevelopment, reuse or expansion of the property.”

Source: CGS Chapter 588gg, Sec. 32-760

OBRD: How Can We Help?

Connecticut has developed a suite of tools to encourage the remediation and redevelopment of brownfields

Grants (Municipalities
and Economic
Development Agencies)

Liability Relief

Low-Interest Loans
(Developers,
Municipalities, Agencies)

Tax Increment Financing

Liability Relief for Brownfields

Connecticut statute provides several opportunities to relieve potential liabilities associated with brownfields

- **Municipal Brownfields Liability Relief:** Provides state and third party liability relief, exemption from Property Transfer Act; not required to fully investigate or clean up but required to serve as good stewards of the land
- **Brownfield Remediation and Revitalization Program (BRRP):** Up to 32 properties per year that enter into the VCP and pay 5% of the property's assessed value to DEEP are eligible for relief from *offsite* liability
- **Abandoned Brownfield Cleanup (ABC) Program:** Properties that have been unused or underutilized for 5 years or more can apply to be held harmless for *offsite* contamination resulting from conditions onsite
 - Properties must enroll in DEEP's Voluntary Cleanup Program (VCP)

“Responsible Parties” are ineligible for liability relief and State funding

Spring/Summer 2014 Funding Round

Current Round of CT Brownfield Funding

On May 15, Governor Malloy announced that DECD is accepting applications for up to \$20m of brownfield funding

- Largest-ever round of Connecticut brownfield funding
- Application, Ranking and Review grid and Notice of Funding Availability are available at www.ctbrownfields.gov
- Applications are due to DECD by 4pm on June 30, 2014
- Finalists for funding will be invited to make in-person presentations to the inter-agency review committee the weeks of July 14th or 21st in Hartford
- Awards expected to be announced in September 2014

2014 \$20m Funding Round

DECD is accepting applications for grants and loans

Grants

- **Eligible Applicants:** Municipalities and economic development agencies
 - Municipalities may use funding to make a low-interest loan to a developer
- **Funding Amounts:** Grants of up to \$4 million

Loans

- **Eligible Applicants:** Potential brownfield purchasers and current owners (including municipalities)
- **Funding Amounts:** Loans of up to \$2 million
- **Terms:** Low-interest, deferred interest and principal; maximum 20-year term

Eligible Uses of DECD Funding

Costs associated with the investigation and re-development of a brownfield, including but not limited to:

- Soil, groundwater and infrastructure investigation
- Assessment
- Remediation
- Abatement
- Hazardous materials or waste disposal
- Long-term groundwater or natural attenuation
- Other institutional controls
- Attorneys fees
- Planning, engineering and environmental consulting
- Building and structural issues
- Environmental insurance

What Information Will You Need to Apply?

For the current funding round, applicants will need to complete a detailed application, including:

- A description of the proposed project, including potential redevelopment uses, where applicable
- A description of the environmental condition of the brownfield
- An explanation of the expected benefits of the project
- Information concerning the financial and technical capacity of the applicant(s) to execute the proposed project
- A project budget (including additional non-State sources of funds that will be contributed to the project)

Application Evaluation Criteria

Applications will be reviewed by an interagency committee representing DECD, DEEP, SHPO, OPM, and DOH

- Applicant/municipal financial need (15 points)
- Remediation/cleanup project feasibility (20 points)
- Redevelopment project feasibility (15 points)
- Redevelopment project economic and community impact (30 points)
- Responsible growth and livability initiatives (15 points)
- Applicant capacity and experience (5 points)

What Makes an Application Stand Out?

- Specific project vision: Desired end use, community support, addressing of an unmet community, municipal or regional need
- Potential economic impact (jobs, taxes, indirect economic impact)
- Committed private sector partners
- “But For” rationale: why State funding is necessary
- Site control: Title > access agreement > no access
- Completed preliminary environmental assessment
- Incorporation of good planning principles and/or historic preservation

Other Key Information

Using DECD program tools comes with additional requirements that applicants should plan for

- Procurement
 - Contracts must be procured and competitively bid
 - Compliance with DECD construction guidelines
- Security
 - DECD grants and loans typically require some form of security – most often in the form of a Negative Pledge or Lien/Mortgage on the property
- Connecticut Environmental Policy Act (CEPA)
 - Remediation activities may be subject to CEPA
 - SHPO approval may be required

Conclusion: The Solutions Business

“Investing in these redevelopment efforts is smart policy—we create jobs and thriving communities, expand our tax base, and clean up pollution in Connecticut.” – Gov. Malloy

- Our team will work with you to develop a customized solution to the challenges facing your site
- OBRD has the experience and resources to help solve even the most complex redevelopment challenges
- How We Can Help:
 - Financial and Assistance, Permitting and Inter-Agency Coordination

Applications are Due June 30, 2014

OBRD Contact Information

Please reach out to us with any questions on any element of a brownfield project

Follow us: [@CTBrownfields](#)

www.ctbrownfields.gov

brownfields@ct.gov

Q&A / Discussion

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